

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Boston

State: MA

PJ's Total HOME Allocation Received: \$122,128,634

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:			PJs in State: 19				
% of Funds Committed	95.41 %	93.30 %	7	91.92 %	84	78	
% of Funds Disbursed	89.12 %	86.81 %	5	82.65 %	87	77	
Leveraging Ratio for Rental Activities	11.33	7.59	1	4.67	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.74 %	92.65 %	9	81.09 %	73	52	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.13 %	72.25 %	9	68.72 %	62	57	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.03 %	82.22 %	14	79.93 %	40	36	
% of 0-30% AMI Renters to All Renters***	50.80 %	50.43 %	9	44.94 %	67	62	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.80 %	97.11 %	16	94.87 %	33	28	
Overall Ranking:			In State:	4 / 19	Nationally:	82 78	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,841	\$26,417		\$25,717	1,557 Units	69.90 %	
Homebuyer Unit	\$47,258	\$16,086		\$14,669	603 Units	27.10 %	
Homeowner-Rehab Unit	\$25,119	\$14,931		\$20,391	66 Units	3.00 %	
TBRA Unit	\$0	\$3,629		\$3,201	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Boston MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$173,861	\$203,004	\$93,384
State:*	\$142,584	\$99,955	\$22,892
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 4.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	19.1	10.3	23.1	0.0	Single/Non-Elderly:	30.7	25.1	33.8	0.0
Black/African American:	55.0	51.3	52.3	0.0	Elderly:	23.6	2.6	20.0	0.0
Asian:	3.9	4.2	0.0	0.0	Related/Single Parent:	31.8	30.7	24.6	0.0
American Indian/Alaska Native:	0.3	0.2	0.0	0.0	Related/Two Parent:	10.6	27.7	12.3	0.0
Native Hawaiian/Pacific Islander:	0.1	0.5	0.0	0.0	Other:	3.3	13.8	9.2	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.2	0.9	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	1.3	3.1	3.1	0.0					
Asian/Pacific Islander:	3.9	1.2	0.0	0.0					
ETHNICITY:									
Hispanic	16.2	28.3	21.5	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	42.9	16.9	36.9	0.0	Section 8:	46.5	2.3 [#]		
2 Persons:	24.2	21.8	29.2	0.0	HOME TBRA:	5.3			
3 Persons:	15.4	22.9	18.5	0.0	Other:	14.9			
4 Persons:	11.5	22.7	4.6	0.0	No Assistance:	33.4			
5 Persons:	4.0	10.8	6.2	0.0					
6 Persons:	1.4	2.8	3.1	0.0					
7 Persons:	0.4	1.0	1.5	0.0					
8 or more Persons:	0.3	1.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			222	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Boston State: MA Group Rank: 82
(Percentile)
State Rank: 4 / 19 PJs Overall Rank: 78
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	96.74	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	76.13	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80.03	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	94.8	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.64	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

